

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of June 30, 2014

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Hibbard, Lahti, Larsen, Radabaugh, Pederson, Seymour, Ms. Mitchell,
Ms. Ebert

Staff Present: Messrs. Tufte, Noel, Solberg

The meeting was chaired by Ms. Ebert.

1. **CERTIFICATE OF APPRECIATION**

Former Commissioner William Glass was honored for his service on the Plan Commission and was presented with a plaque.

2. **CONDITIONAL USE PERMIT (CZ-1313 Amd.) – Day Care Expansion, 401 Pinnacle Way**

Mr. Tufte presented the request to amend the conditional use permit to allow expansion of a day care center at 401 Pinnacle Way, Ste. #128-140. The expansion would utilize Suites #136 and #140 so that an additional 60 children could be serviced by 15 more employees. Hours of operation would also be expanded to 5 a.m. to midnight. The applicant's day care license will need to be updated with the State and a copy provided to the City.

Applicant, Jinnea Paulson, of Happy Feet Child Care Center, spoke in favor of the project and stated they will be increasing by 50 children. They have already installed proper signage and crosswalk.

No one spoke in opposition against the project.

Mr. Pederson motioned to approve the conditional use permit subject to the conditions of the staff report. Mr. Larsen seconded and the motion carried.

3. **CONDITIONAL USE PERMIT (CZ-1415) – Pine Meadow Golf - Club House Expansion
and
SITE PLAN (SP-1422) – Pine Meadows Club House Addition**

Mr. Tufte presented the request to approve the expansion of the club house at Pine Meadow Golf Club, 4325 Fairfax Park Drive. The expansion would add an 18'x46' addition on the north side of the existing club house. The expansion is for two golf simulators. This use is considered commercial, but since it is small in size, it is an incidental use compared to the primary golf club house. The existing parking lot is sufficient for the expansion.

Applicant, Mark Held, President of the Pine Meadow Gold Club, spoke in support of the project.

Ms. Mitchell motioned to approve the conditional use permit and site plan. Mr. Hibbard seconded and the motion carried.

4. **SITE PLAN (SP-1423) – Dollar General Store, 2430 Birch Street**

Mr. Tufted presented a request to approve the site plan for a Dollar General store at 2430 Birch Street. The existing building will be removed for the new 8,500 sq. ft. store. The parking is allowed to be less than the required 34 stalls because the site is on a transit route and they are providing bike rack parking. Driveway widths should be reduced or obtain special approval by Plan Commission because they are in excess. A shared access easement with the hardware store or use of the westerly curb cut should be employed to remedy conflicts at the signaled intersection. Landscaping, signage, lighting, and all site engineering details shall be completed per the conditions as outlined in the staff report. A revised site plan shall be submitted as well.

Applicants, Todd Platt with DGI-Eau Claire, LLC, and James Lundberg, of Point of Beginning, asked to expand the driveway widths and curb cut for truck movements since the lot width has constraints. Dollar General's corporate store has decided to not enter into joint access agreements anymore and, thus, they would like to use the westerly access. Trucks will still make turning movements if they use this access.

Ms. Mitchell motioned to approve the site plan subject to the conditions of the staff report. Mr. Hibbard made an amendment to strike condition 1C. and add requiring the entrance to be on the west side. Mr. Larsen seconded and the motion carried with the amendments.

5. **DISCUSSION/DIRECTION**

A. Comprehensive Plan Update – Citizens Advisory Committee

Mr. Tufte stated that so far 17 individuals out of the 30 City boards and commission have given interest and staff is waiting for 13 more to respond before the deadline of July 28. During the August 4 meeting the Plan Commission will officially approve the committee.

B. Code Compliance Items

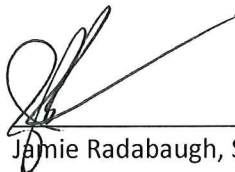
None.

C. Future Agenda Items

None.

6. **MINUTES**

The minutes of the meeting of June 16, 2014, were approved.



Jamie Radabaugh, Secretary